147.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,400 / 882,400
					USE VALUE:	882,400 / 882,400
					ASSESSED:	882,400 / 882,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS JOSEPH E & ANN M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	58 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIS JOSEPH E/ANN M/LIFE EST -
Owner 2:	-
Street 1:	58 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 2858 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	440,800		441,600	882,400
Total Card	0.101	440,800		441,600	882,400
Total Parcel	0.101	440,800		441,600	882,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.75 | /Parcel: 308.7

Legal Description

User Acct 96559

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,800	0	4,400.	441,600	882,400	882,400	Year End Roll	12/18/2019
2019	101	FV	349,200	0	4,400.	414,000	763,200	763,200	Year End Roll	1/3/2019
2018	101	FV	341,500	0	4,400.	342,200	683,700	683,700	Year End Roll	12/20/2017
2017	101	FV	341,500	0	4,400.	314,600	656,100	656,100	Year End Roll	1/3/2017
2016	101	FV	341,500	0	4,400.	287,000	628,500	628,500	Year End	1/4/2016
2015	101	FV	325,000	0	4,400.	281,500	606,500	606,500	Year End Roll	12/11/2014
2014	101	FV	325,000	0	4,400.	261,600	586,600	586,600	Year End Roll	12/16/2013
2013	101	FV	325,000	0	4,400.	249,000	574,000	574,000		12/13/2012

!11485!

PRINT

Date	Time
12/11/20	01:39:05

LAST REV

Date	Time
07/03/18	11:44:11
danam	
11485	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS JOSEPH E/	1514-42		8/22/2017	Convenience	1	No	No		Remainder Todd J Davis & Ryan G Davis---> tru
DAVIS JOSEPH E	1514-41		8/22/2017	Convenience	1	No	No		
	990-194		10/1/1984		148,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2013	94	Manual	2,256	C				
10/20/2011	1328	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	Meas/Inspect	DGM	D Mann
6/9/2018	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/30/2012	Info Fm Prmt	BR	B Rossignol
3/24/2009	Inspected	189	PATRIOT
2/3/2009	Measured	372	PATRIOT
12/8/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA: 0.10101 | Total SF/SM: 4400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 441,602 | Spl Credit | Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	3	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07338715
Const Adj.:	0.98990101
Adj $ / SQ:	138.131
Other Features:	179752
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598872
Depreciation:	158102
Depreciated Total:	440770

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

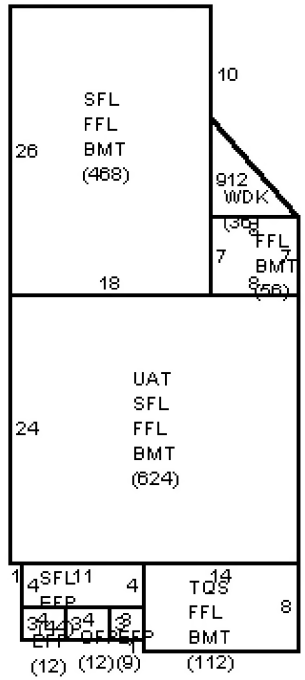
No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.13
Special Features:	0	Val/Su Net:	109.95
Final Total:	440800	Val/Su SzAd	177.74

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	49.520	62,395
FFL	First Floor	1,260	138.130	174,045
SFL	Second Floor	1,136	138.130	156,917
UAT	Upper Attic	156	55.250	8,619
TQS	3/4 Story	84	138.130	11,603
EFP	Enclos Porch	65	68.410	4,447
WDK	Deck	36	15.840	570
OFP	Open Porch	12	43.560	523
	Net Sketched Area:	4,009	Total:	419,119
Size Ad	2480	Gross Are	4505	FinArea 2858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	